



**Flat 8 Greener Court 1 Martini Drive, Enfield Highway  
Offers In Excess Of £260,000 Leasehold**



# Flat 8 Greener Court 1 Martini Drive, Enfield Highway

186 Hertford Road, Enfield Highway,  
Middlesex, EN3 5AZ

020 8805 5959  
[www.kings-group.net](http://www.kings-group.net)

- KINGS GROUP ENFIELD HIGHWAY PRESENT
- THIS 2 BEDROOM 2 BATHROOM PROPERTY
- SITUATED ON THE SECOND FLOOR WITH CANAL/RIVER VIEWS
- LOCATED IN A PRIVATE ESTATE WITH RESIDENTS PARKING
- SECURE ENTRY SYSTEM ENTRANCE
- MANAGED BY AMBER MANAGEMENT AND SERVICE CHARGE BILL SETTLED UNTIL APRIL 2025
- WELL-MAINTAINED THROUGHOUT OWNERSHIP
- CLOSE TO THE ESTATE'S GYM, TESCO, PARK, NURSERY AND OTHER AMENITIES
- CLOSE TO ENFIELD LOCK STATION SERVING TOTTENHAM HALE AND LIVERPOOL STREET
- PRE-ARRANGED VIEWINGS AVAILABLE NOW

Don't miss out on the chance to own this delightful property in a sought-after private estate location with a perfect blend of comfort, convenience, and community.

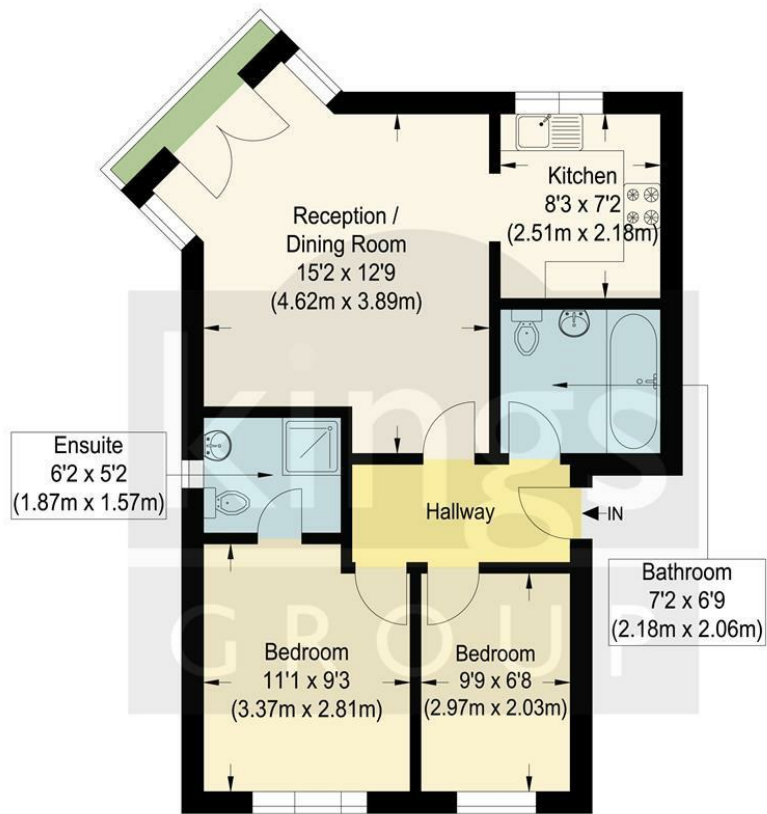
Lease 165 Years on completion of sale  
Annual Service charge including buildings insurance AND water £1728.10  
Annual Ground rent TBC but likely to be peppercorn  
Annual Private estate/rent charge £300  
Council band D  
EPC Rating C

## KINGS GROUP ENFIELD HIGHWAY

Situated on Martini Drive in Enfield, this charming 2-bedroom, 2-bathroom property on the second floor offers a picturesque view of the canal from its Juliet balcony. The property boasts communal private parking with secure entry system and is surrounded by fields, perfect for runners, cyclists, and walkers alike.

With a brand new lease upon completion of sale and the service charge paid until next year's demand (1 April 2025), this property offers convenience and peace of mind to its future owners. Priced competitively to attract both buyers and investors swiftly, this home presents a fantastic opportunity in the market. The potential rental income also sits currently at £20,400 PA or £1700 PM.

Conveniently located near a community Tesco, gym, pharmacy, and more, everything you need is just a stone's throw away. Additionally, the proximity to Enfield Lock station, serving Tottenham Hale and Liverpool Street, ensures excellent connectivity for commuters.



**Second Floor**



**Greener Court**

Approximate Gross Internal Floor Area : 52.70 sq m / 567.25 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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